



relationship between cities and County territory can be seen on Figure 1, Location.



Unincorporated land is all land within the County that is not within an incorporated city or an Indian Nation. Generally, it is subject to policy direction and under the land use authority of the Board of Supervisors. However, it may also contain state and federal properties that lie outside of Board authority.

The Pass is a gateway between Riverside and San Bernardino Counties as well as between the Los Angeles metropolitan region and the Coachella Valley and points east. Consequently, it plays a pivotal role in the access, connections, and impressions for Riverside County. The Pass Area Plan seeks to capture and capitalize upon, not only the special qualities of the land, but its strategic location as well.

A Special Note on Implementing the Vision

The preface to this area plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future. This area plan, as part of the Riverside County General Plan, is one of the major devices for making the Vision a reality.

No two area plans are the same. Each represents a unique portion of the incredibly diverse place known as Riverside County. While many share certain common features, each of the plans reflects the special characteristics that define its area's unique identity. These features include not only physical qualities, but also the particular boundaries used to define them, the stage of development they have reached, the dynamics of change expected to affect them, and the numerous decisions that shape development and conservation in each locale. That is why the Vision cannot and should not be reflected uniformly.

Policies at the General Plan and Area Plan levels implement the Riverside County Vision in a range of subject areas as diverse as the scope of the Vision itself. The land use pattern contained in this area plan is a further expression of the Vision as it is shaped to fit the terrain and the conditions in the Pass.

To illustrate how the Vision has shaped this area plan, the following highlights reflect certain strategies that link the Vision to the land. This is not a comprehensive enumeration; rather, it emphasizes a few of the most powerful and physically tangible examples.

Remarkable Environmental Setting. The Pass boasts some of the most beautiful natural features within Riverside County. From the San Jacinto and San Bernardino Mountains to the San Timoteo Badlands, there is an ever changing scenery as visitors and residents pass through the landscape. These features have been preserved to ensure their beauty for future generations. Some of the other special features unique only to the Pass are the Benches, or mesas that have been formed by ancient watercourses and fault lines. Water still has a strong presence within the Pass because of the number of mountain creeks that run through the planning area including the San Gorgonio River, the San Timoteo Creek, and the Noble Creek, to name just a few. These watercourses connect with the larger watersheds that cover the remainder of Riverside County.

Character Rich Communities. There are a few special communities within the unincorporated lands in the Pass, and their character and lifestyle have been preserved within this area plan. The community of Cherry Valley, located in the

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north-central portion of the planning area, is distinguished from other communities by its concentration of cherry orchards and distinctive rural character. Cabazon is located along Interstate 10 and is often visited by travelers and tourists because of the concentration of shopping centers and tourist exhibits located there. Finally, the Morongo Indian Reservation is also part of the planning area, home to the Malki Museum and the Morongo Gaming Facility.

It is important to note that the data in this area plan is current as of June 19, 2001. Any General Plan amendments approved subsequent to that date are not reflected in this area plan and must be supported by their own environmental documentation. A process for incorporating any applicable portion of these amendments into this area plan is part of the General Plan Implementation Program.